

An aerial photograph of a large industrial facility. The main building has a dark, flat roof and a tan-colored exterior. It is surrounded by a large paved parking lot with several white semi-trailers parked. To the left of the main building is a smaller, two-story brick building with large windows. The property is bordered by a grassy field and a line of trees. In the background, a wide river flows, and beyond that, a dense forest of trees is visible under a clear sky.

For Sale

301 Great Circle Road
Nashville, TN 37228

THE OFFERING



Introducing an exceptional redevelopment opportunity at 301 Great Circle Road in Nashville, Tennessee. Currently occupied by DET Beverages, this 107,248-square-foot single-tenant industrial property on 13.10 acres features specialized refrigeration infrastructure, offering significant potential for transformation into mixed-use, multifamily, or alternative commercial development. The site's strategic location positions it perfectly to capitalize on Nashville's robust urban growth and evolving real estate landscape.

With direct access to major transportation routes and established infrastructure already in place, the property provides an ideal foundation for forward-thinking developers. Nashville's strong demographic trends, sustained demand for quality residential and commercial space, and reputation as one of Tennessee's most dynamic markets make this a compelling investment. The combination of location, existing improvements, and redevelopment flexibility creates a unique opportunity in a submarket experiencing unprecedented growth and transformation.

± 13.10
Total Acres

± 107,248 SF
Building Size

IWD
Industrial
Current Zoning

BUILDING SPECIFICATIONS



			
Lot Size	Office SF	Fleet Shop SF	Refrigerated Cooler Space (38°F)
13.10 AC	16,006	2,200	9,215 SF
			
Clear Height	Dock Doors	Drive-Thru Bays	Grade Level Doors
24'	8	2	2

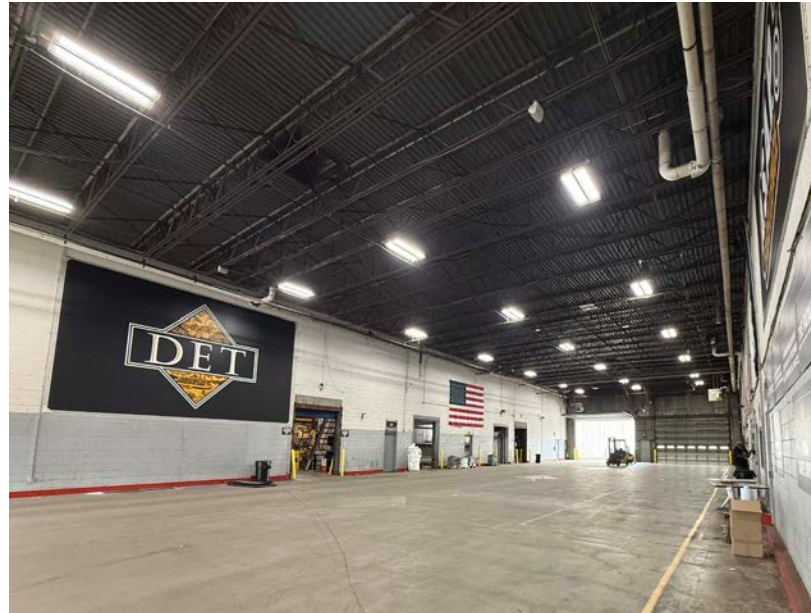
SITE OVERVIEW



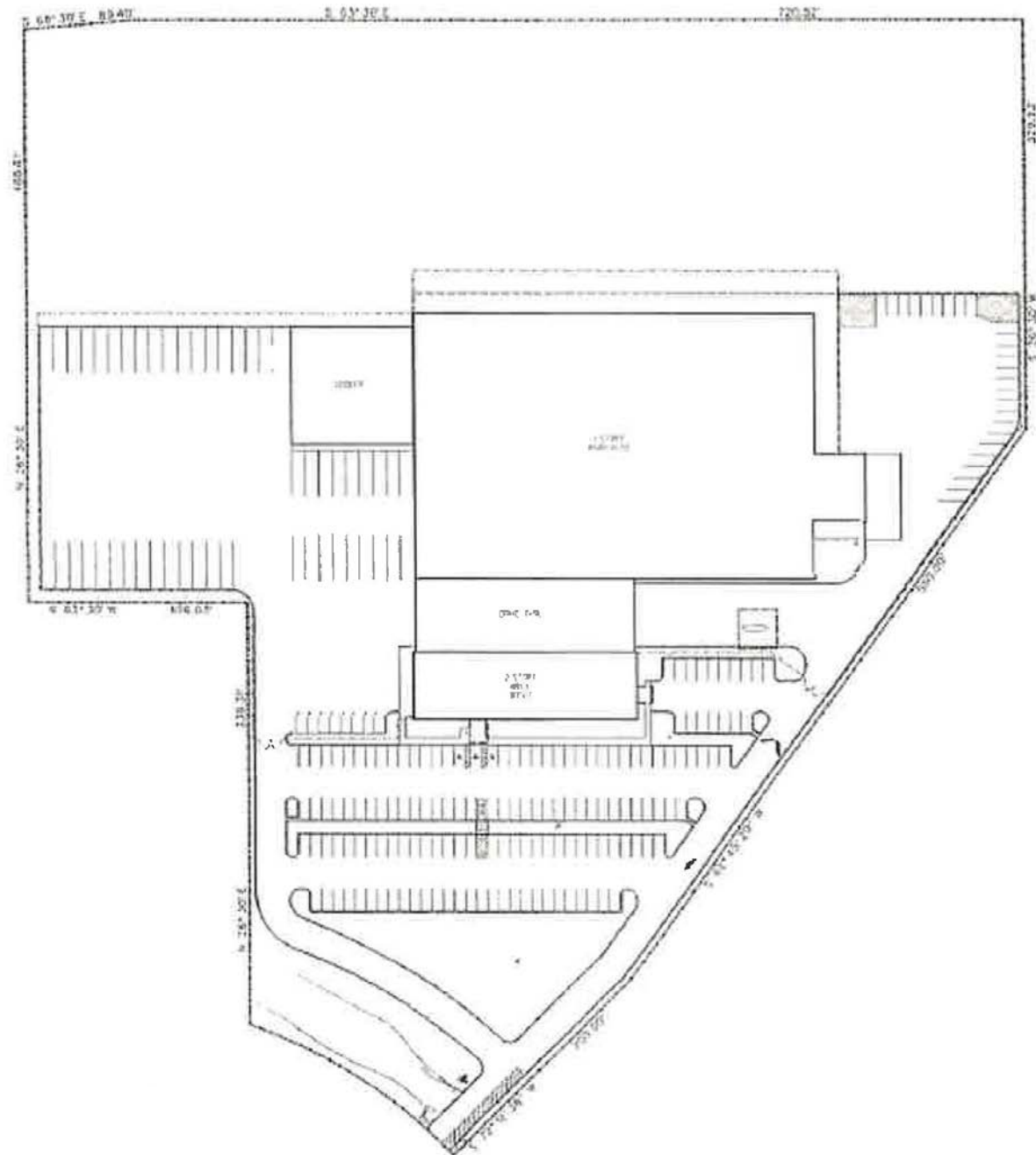
EXTERNAL PHOTO



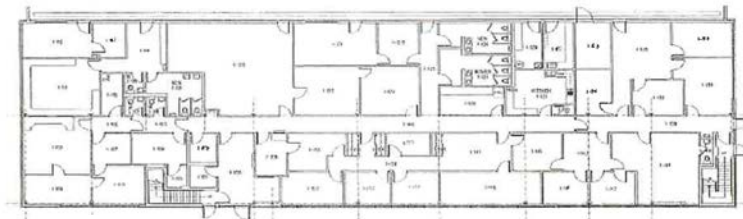
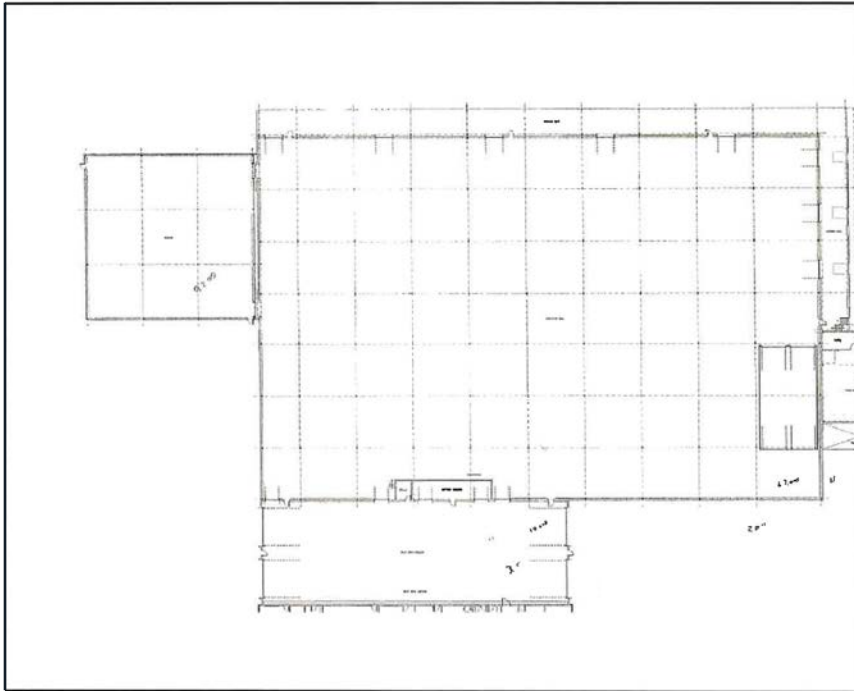
INTERNAL PHOTOS



SITE PLAN

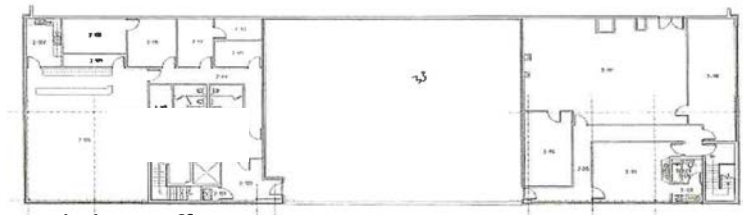
 $\pm 107,248 \text{ SF}$ 

FLOOR PLANS



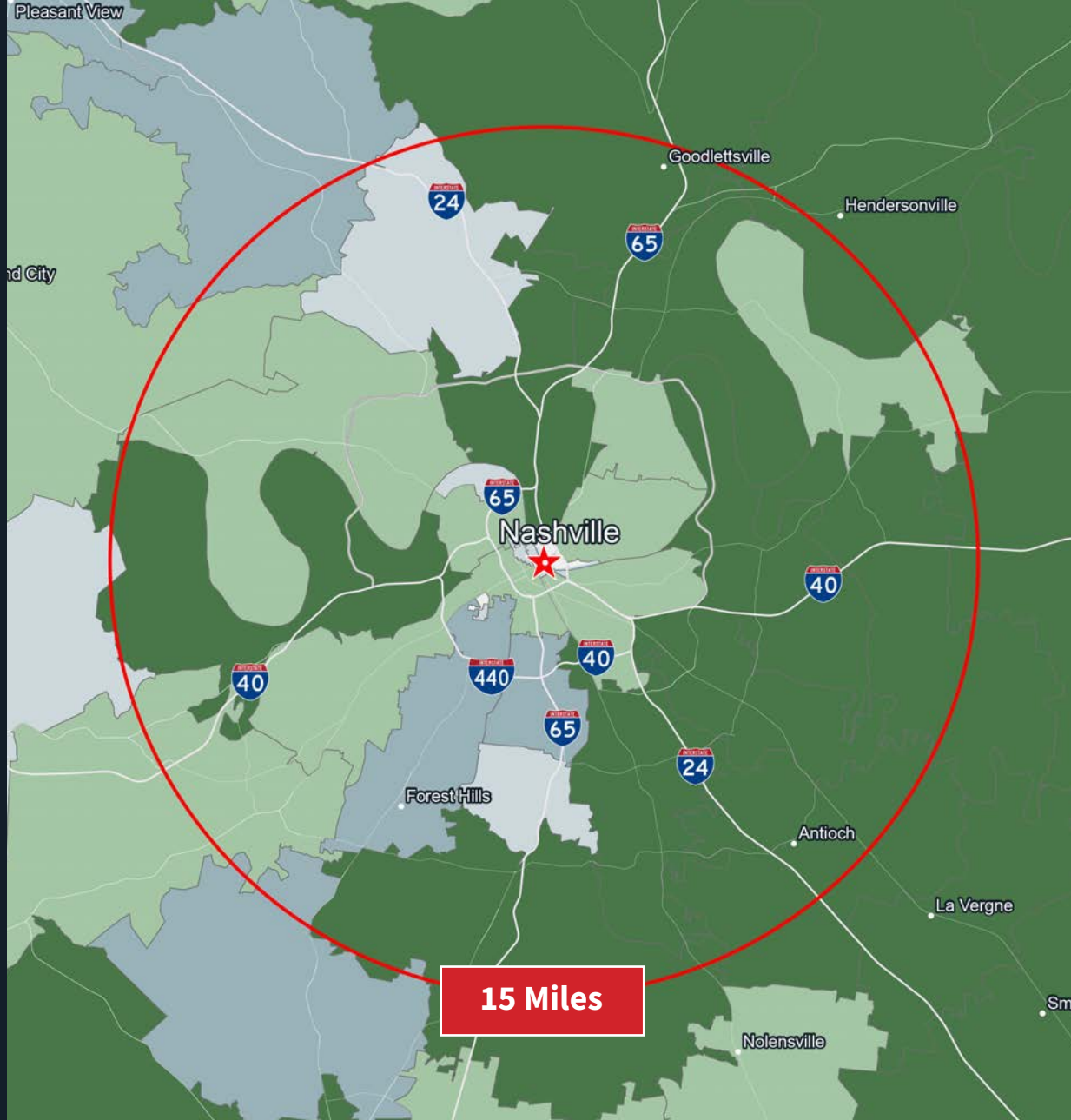
1st Floor Office

54,340
9,340



2nd Floor Office

DEMOGRAPHICS



TRANSPORTATION / WAREHOUSE EMPLOYMENT



Davidson County

Nashville continues to experience strong job growth ranking 2nd in the U.S. for job growth since 2010. The region experiences low unemployment, consistent migration, and a favorable business climate, making it a top location for companies looking to relocate or expand their business.

Nashville County labor market

1st

Fastest Growth Rate in TN
UTK

10%

Job Growth Rate
FRED Economic Data

Top 6%

US County Growth Rate
TN State Data Center

1st

Incoming Investment - TN
The Tennessean

11%

5-Year Population Growth
Lightcast

#6

Across Real Estate Markets
Wallethub

Large Labor Force

1,203,300+ U.S. Bureau of Labor

High Education Attainment

52% Associate Degree or Higher

Active Talent Pool

73% Prime Age Labor Participation



Total Regional Employment

577,594

72%
Davidson Co.
Employment
Rate

65%
National
Employment
Rate

Largest Industries

Healthcare	14%
Government	10%
Food Services	10%
Other	16%
Professional	8%

Administrative	8%
Retail	8%
Transportation	5%
Educational	5%

Davidson County Employment

5%	7%	9%	9%	11%	5%	7%	2%	0%
Trade Transportation and Utilities	Manufacturing	Educational Services	Public Administration	Professional and Business Services	Financial & Insurance	Construction	Information and Other Services	Agriculture and Mining

Labor Force Participation

68%	67%	61%	59%
Davidson County	Nashville MSA	Tennessee	United States

Davidson County Facts

Population 894,427	Median Income \$91,005	Labor Force Participation 65%

Housing Prices

Median Rental Price \$2,300/month	Median Home Value \$535,000

Current Vacancy and Rates

6.5%	Industrial	\$9.96
20.8%	Office	\$42.58
3.4%	Retail	\$31.25
% Vacant		Avg. Market Rent/SF

U.S. Baseline Cost of Living

96.0	Nashville, TN	101.8	Charleston, SC
103.0	Chicago, IL	165.0	Oakland, CA
96.5	Atlanta, GA	115.0	Denver, CO
96.2	Houston, TX	138.5	New York (Brooklyn), NY

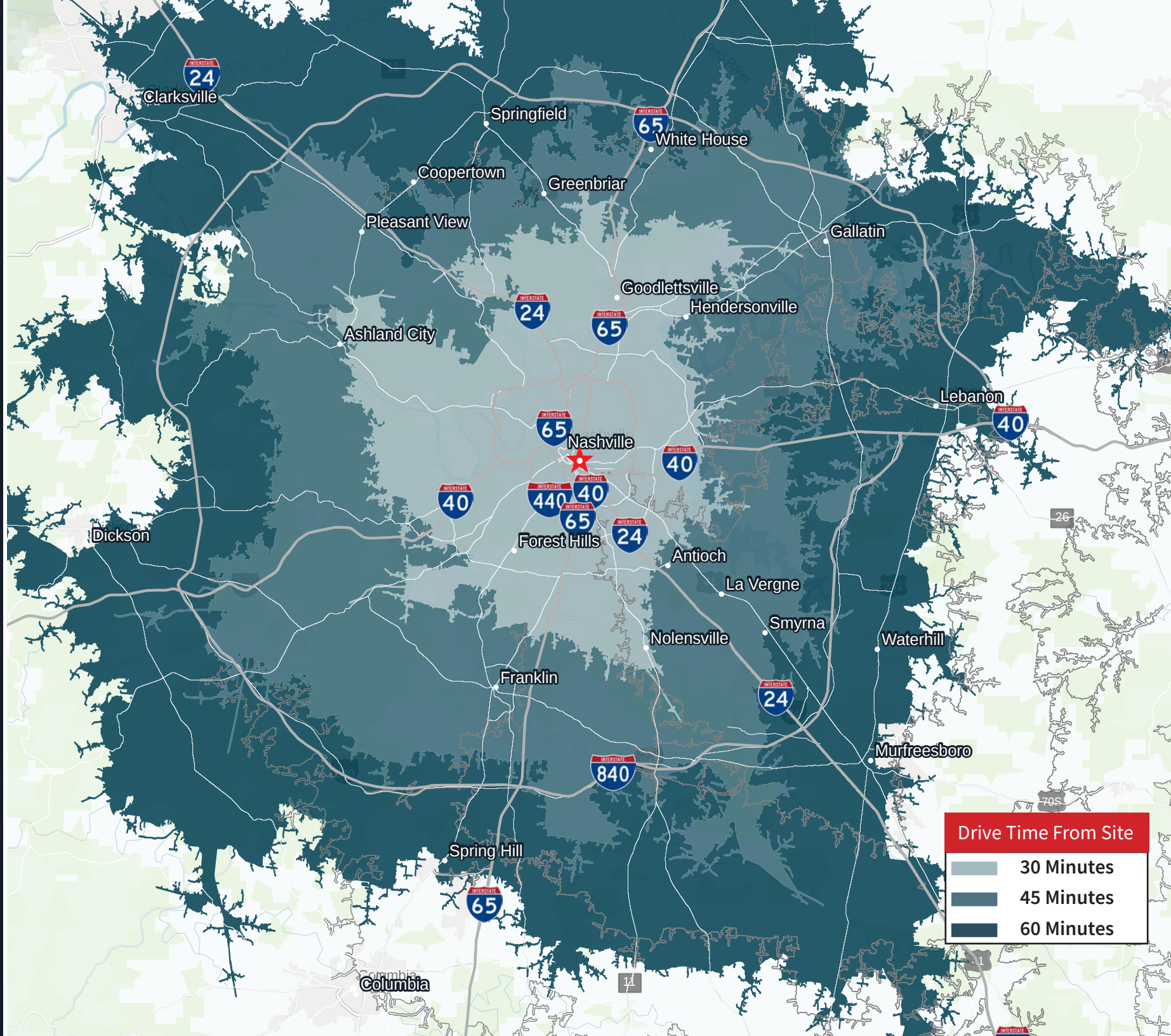
Unemployment Rate

Feb 26	Mar 26	Apr 26	May 26	Jun 26	Jul 26
4.4%	4.3%	4.3%	4.3%	4.2%	4.1%

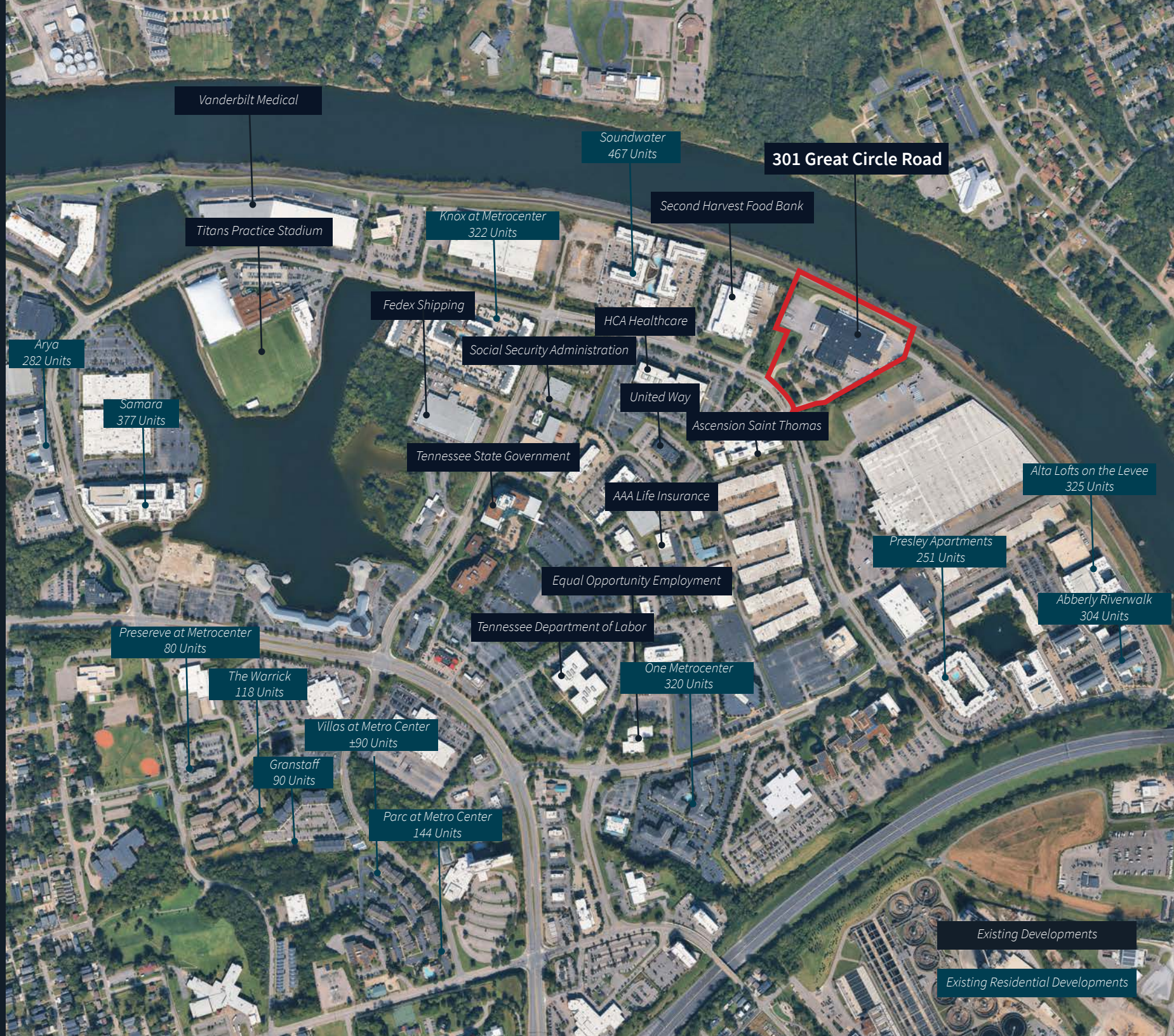
SITE ACCESS



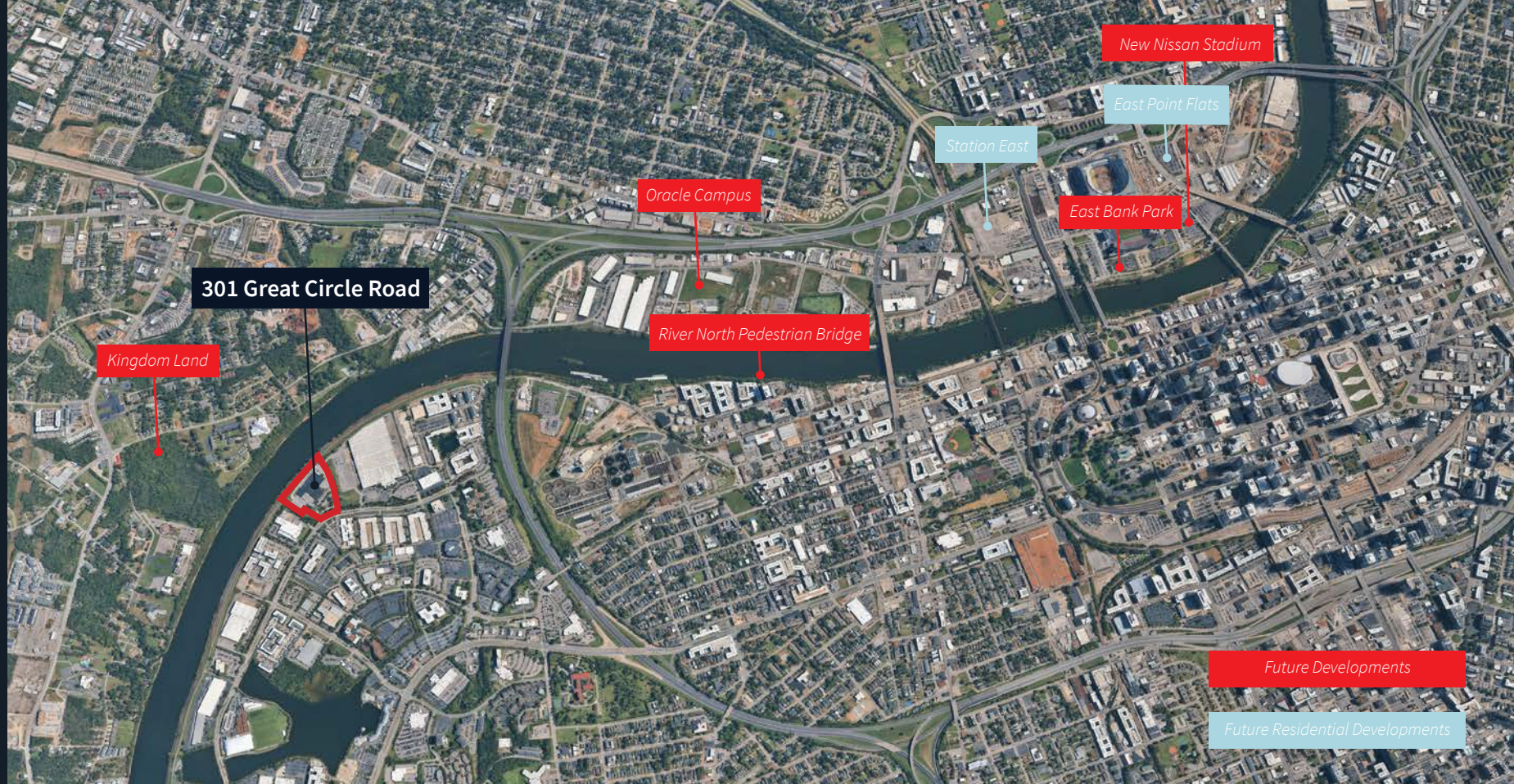
DRIVE TIME



EXISTING DEVELOPMENT



FUTURE DEVELOPMENT



Nashville's East Bank is undergoing a transformative development phase that signals significant urban expansion and economic growth for the region. Oracle is spearheading this transformation with plans to construct a large state-of-the-art headquarters campus on land that previously served as an infill industrial pocket, bringing major corporate investment and employment opportunities to the area. The company has already completed one segment of a Riverfront Park and Greenway along the Cumberland River and is developing critical infrastructure, including a pedestrian bridge that will connect Germantown to the east side of the river, enhancing connectivity and walkability. Complementing Oracle's development, Kingdom Land represents a proposed mixed-use project led by The American Baptist Theological Seminary that will add approximately 500 dwelling units and 500,000 square feet of non-residential space to the area. Additionally, the U.S. Department of Veterans Affairs has identified Kingdom Land as a potential location for a VA Outpatient Medical Center, with construction projected to begin in the fourth quarter of 2026. Together, these developments demonstrate Nashville's emergence as a major hub for corporate headquarters, mixed-use urban development, and public services, fundamentally reshaping the East Bank into a dynamic riverfront district.

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